

TOWN OF PRAIRIE LAKE
TOWN UNIFORM DWELLING CODE
ORDINANCE 2004 – 1

ORDINANCE FOR ADOPTION OF WISCONSIN UNIFORM DWELLING CODE
TOWN OF PRAIRIE LAKE, BARRON COUNTY, WISCONSIN

The Town Board of the Town of Prairie Lake does ordain as follows:

1. AUTHORITY

These regulations are adopted under the authority granted by -101.65, Wis. Statutes.

2. PURPOSE

The purpose of this ordinance is to promote the general health, safety and welfare and to maintain required local uniformity with the administration and technical requirements of the Wisconsin Uniform Dwelling Code.

3. SCOPE

The scope of this ordinance includes the construction and inspection of one-and-two family dwellings built since June 1, 1980.

Notwithstanding -Comm 20.05, the scope also includes the construction and inspection of alterations and additions to one-and-two family dwellings built before June 1, 1980. Because such projects are not under state jurisdiction, petitions for variance and final appeals under --Comm 20.19 and 20.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per -Comm 20.19 (intro) so that equivalency is maintained to the intent of the rule being petitioned. As the board of appeals approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

4. WISCONSIN UNIFORM DWELLING CODE ADOPTED

The Wisconsin Uniform Dwelling Code, Chapters Comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

5. BUILDING INSPECTOR

There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety & Buildings, as specified by Wisconsin Statutes, -101.66(2), in the category of Uniform Dwelling Code Construction Inspector.

Additionally, this or other assistant inspectors, shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

6. BUILDING PERMIT REQUIRED

No person shall alter, in excess of \$1000 value, in any twelve month period, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements. Re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

7. BUILDING PERMIT FEE

The building permit fees shall be determined by resolution.

8. PENALTIES

The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00, nor more than \$1,000.00, for each day of noncompliance.

9. EFFECTIVE DATE

This ordinance shall be effective immediately upon passage and publication as provided by law.

This ordinance was adopted at a regular meeting of the Town Board of the Town of Prairie Lake on the 13th day of April, 2004 and shall be in force in perpetuity, or until revoked by a future action of this Board or any succeeding Board thereof.

Kenneth Hoefs, Chairman

Karn Moe, Clerk

Allan Morley, Supervisor

Almar Larson, Supervisor